| 069.0 | 0002 | 0004.0 | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 209,500 | / | 209,500 |
| USE VALUE: | 209,500 | / | 209,500 |
| ASSESSED: | 209,500 | / | 209,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | FAIRVIEW AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DOYON CHRISTOPHER J & |
| Owner 2: | DOYON KIMBERLY M |
| Owner 3: | |
| Street 1: | 21 FAIRVIEW AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DOYON CLIFFORD J--ETAL - |
| Owner 2: | DOYON CAROLINE R - |
| Street 1: | 21 FAIRVIEW AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This Parcel contains .121 Sq. Ft. of land mainly classified as Out Bldg.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 106 | 5280.000 | | 7,100 | 202,400 | 209,500 |
| Total Card | 0.121 | | 7,100 | 202,400 | 209,500 |
| Total Parcel | 0.121 | | 7,100 | 202,400 | 209,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 43820

**GIS Ref**

**GIS Ref**

**Insp Date** 10/06/99

!5900!

## PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 106 | FV | | 7100 | 5,280. | 202,400 | 209,500 | | Year end | 12/23/2021 |
| 2021 | 106 | FV | | 7100 | 5,280. | 202,400 | 209,500 | | Year End Roll | 12/10/2020 |
| 2020 | 106 | FV | | 7100 | 5,280. | 202,400 | 209,500 | 209,500 | Year End Roll | 12/18/2019 |
| 2019 | 106 | FV | | 7400 | 5,280. | 188,000 | 195,400 | 195,400 | Year End Roll | 1/3/2019 |
| 2018 | 106 | FV | | 7400 | 5,280. | 188,000 | 195,400 | 195,400 | Year End Roll | 12/20/2017 |
| 2017 | 106 | FV | | 7400 | 5,280. | 164,800 | 172,200 | 172,200 | Year End Roll | 1/3/2017 |
| 2016 | 106 | FV | | 7400 | 5,280. | 150,400 | 157,800 | 157,800 | Year End | 1/4/2016 |
| 2015 | 106 | FV | | 7700 | 5,280. | 133,000 | 140,700 | 140,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 02:57:22 |

**LAST REV**

| Date | Time |
|---|---|
| 10/11/18 | 18:29:26 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5900

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DOYON CLIFFORD | 64779-264 | | 1/9/2015 | Family | 888,000 | No | No | | |
| | 10804-398 | | 4/28/1965 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 43820 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/3/2000 | Hearing Chag | 163 | PATRIOT |
| 10/6/1999 | Meas/Inspect | 263 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 106 | Out Bldg. | | 5280 | | Sq. Ft. | Site | | 0 | 70. | 0.55 | 12 | | | Unbuild | -50 | | | | | 202,441 | | | | | | 202,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.12121 | Total SF/SM: | 5280 | Parcel LUC: | 106 | Out Bldg. | Prime NB Desc | ARLINGTON | Total: | 202,441 | Spl Credit | | Total: | 202,400 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | | | |
| Sty Ht: | | | |
| (Liv) Units: | | Total: | |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | | % |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | | | |
| Prim Int Wal | | | |
| Sec Int Wall: | | | % |
| Partition: | | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | | | |
| Insulation: | | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | | Central Vac: | |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 0.0 % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 0 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 16.00000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | | BRs: | | Baths: | | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

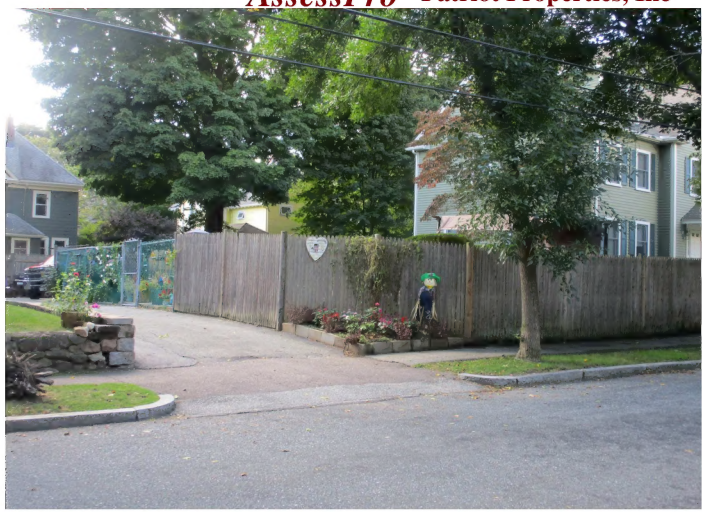
| | | | | |
|---|---|---|---|---|
| Net Sketched Area: | | | Total: | |
| Size Ad | | Gross Area | | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 069.0-0002-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 4X16 | A | FR | 1960 | 0.00 | T | 50 | 106 | | | | | | |
| 11 | Pool-Vinyl | D | Y | 1 | 16X32 | A | AV | 1970 | 18.09 | T | 39.2 | 106 | | | 5,600 | | | 5,600 |
| 22 | Wood Deck | D | Y | 1 | 16X12 | A | AV | 1980 | 11.21 | T | 31.2 | 106 | | | 1,500 | | | 1,500 |

| More: | N | Total Yard Items: | 7,100 | Total Special Featues: | | Total: | 7,100 |
|---|---|---|---|---|---|---|---|